



**Presenting the
next destination
in shopping,
dining,
entertainment
& living!**



Maricopa Casa Grande Hwy
& N John Wayne Parkway

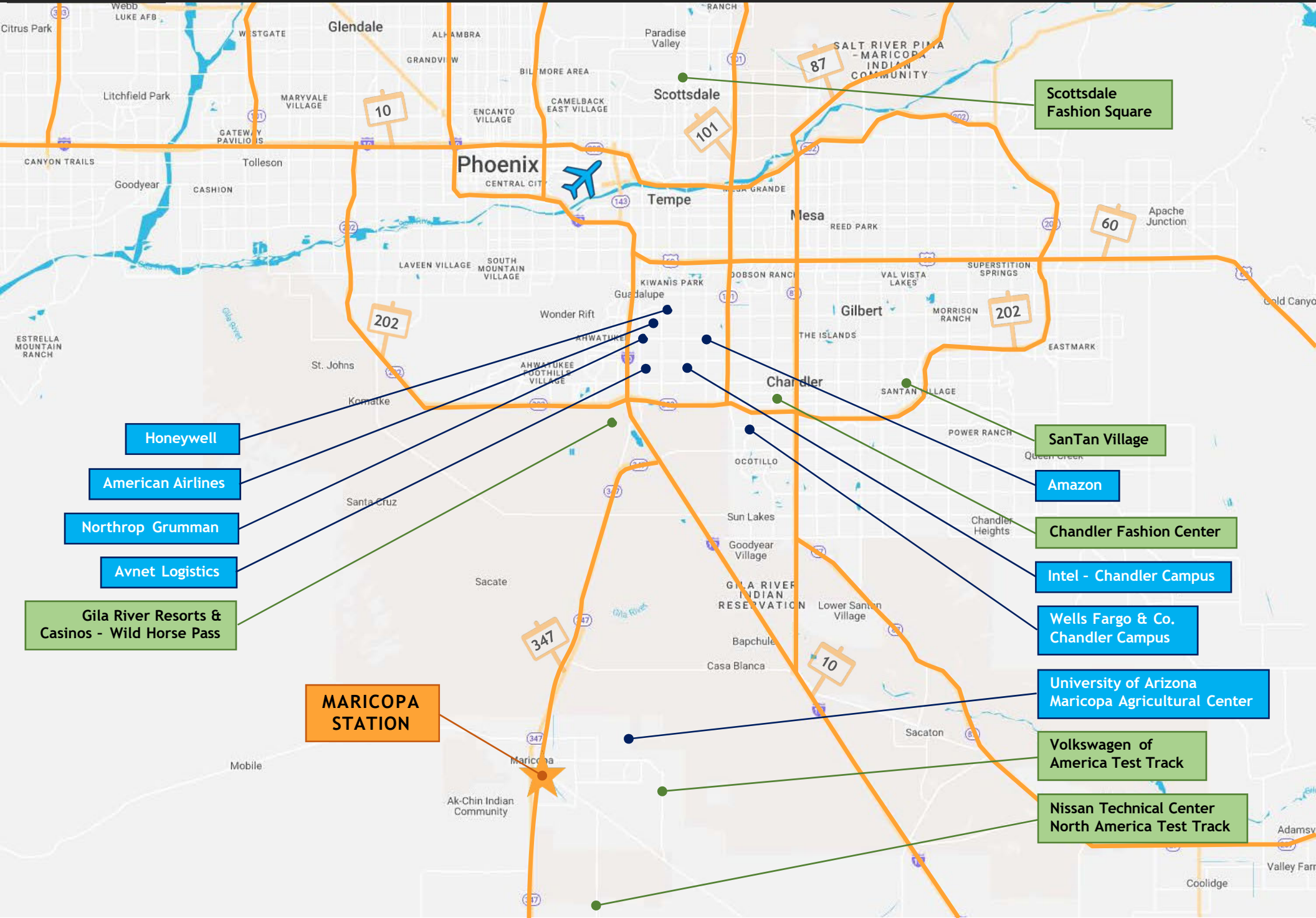
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The city of Maricopa is experiencing incredible growth & Maricopa Station is at the center of it all.

The city of Maricopa, incorporated in 2003, and its surrounding neighborhoods is rapidly approaching 100,000 residents. Many of these residents have relocated from out of state and desire to live in this family-centric community and commute. From its humble origin as a rail station (located within a block of our site) 100 years ago, Maricopa Station celebrates its historical setting and will set the tone for quality living and shopping in the Market for years to come.





Honeywell

American Airlines

Northrop Grumman

Avnet Logistics

Gila River Resorts & Casinos - Wild Horse Pass

MARICOPA STATION

Scottsdale Fashion Square

SanTan Village

Amazon

Chandler Fashion Center

Intel - Chandler Campus

Wells Fargo & Co. Chandler Campus

University of Arizona Maricopa Agricultural Center

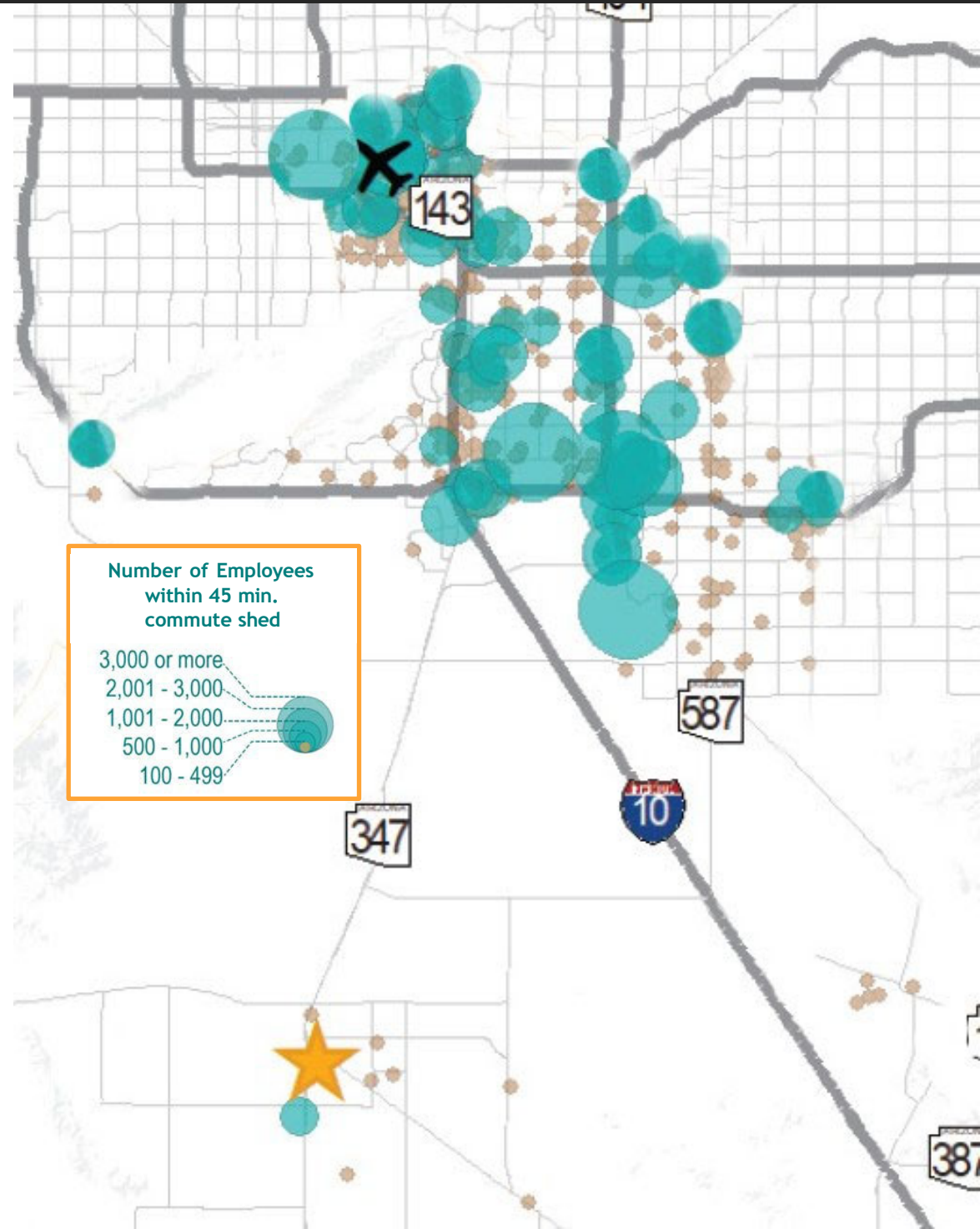
Volkswagen of America Test Track

Nissan Technical Center North America Test Track

80% of Maricopa Residents commute out of market. The map to the right shows the locations of each employer within the 45 minute or less commute shed. The following are top employers where Maricopa residents work:

- Intel Corporation**
- Bank of America**
- Wells Fargo**
- Honeywell**
- JPMorgan Chase Bank**
- Banner Health**
- Walmart**
- Amazon**
- American Airlines**
- Fry's Food Stores**

*Source: 2020 MAG Employer Database
Does not include employers in the public or education sectors*



Maricopa is the regional draw for 150,000+ residents.

Population of Maricopa City & Immediate County Neighborhoods (2021)

94,000

Population of Casa Grande (20 minute drive)

55,000

Currently Approved & Entitled Housing Lots in Immediate Area

113,325

Population at Total Buildout

500,000+





\$368.8 M
Total



\$35.1 M
Food & Drink



\$25.9 M
Clothing &
Accessories



\$115.9 M
Motor Vehicles &
Parts Dealers



\$18.9 M
Furniture &
Home Furnishings

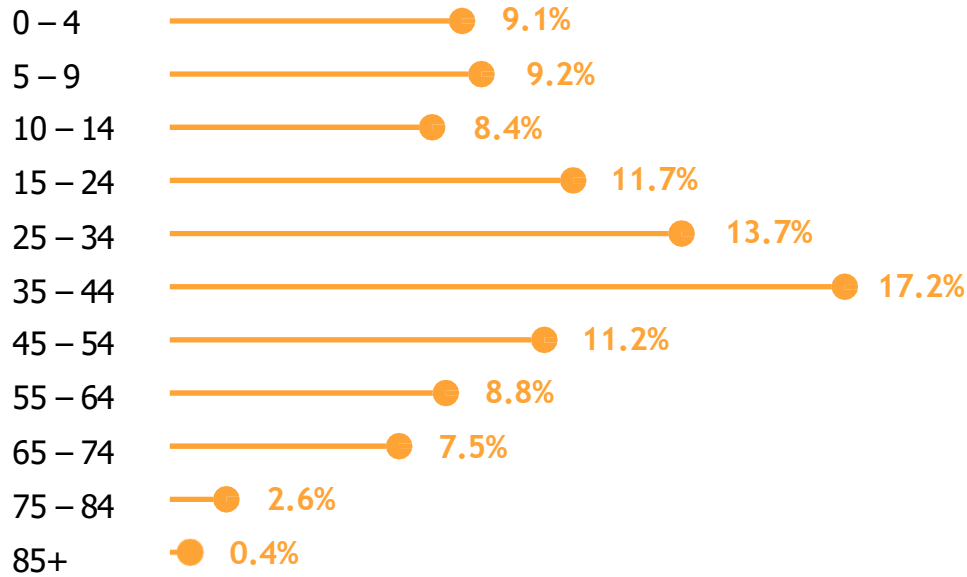


\$54.5 M
General
Merchandise



Age Distribution

Source: ESRI, Estimates July 2021



Income

Source: 2021 ESRI Community Profile



\$77,859

Median Household



\$92,057

Average Household

Education (head of households)

Source: 2019 ESRI



65%

College Education or Higher



Home Permits Issued

Home listings are on the market for a median of two weeks.



988

2019

1,632

2020

1,134

2021 YTD

As of June 29, 2021



Household Earnings

Approximately 80% of Maricopa homes are owner-occupied.



11,579

49.5%

\$75,000+

7,392

31.6%

\$100,000+

2,315

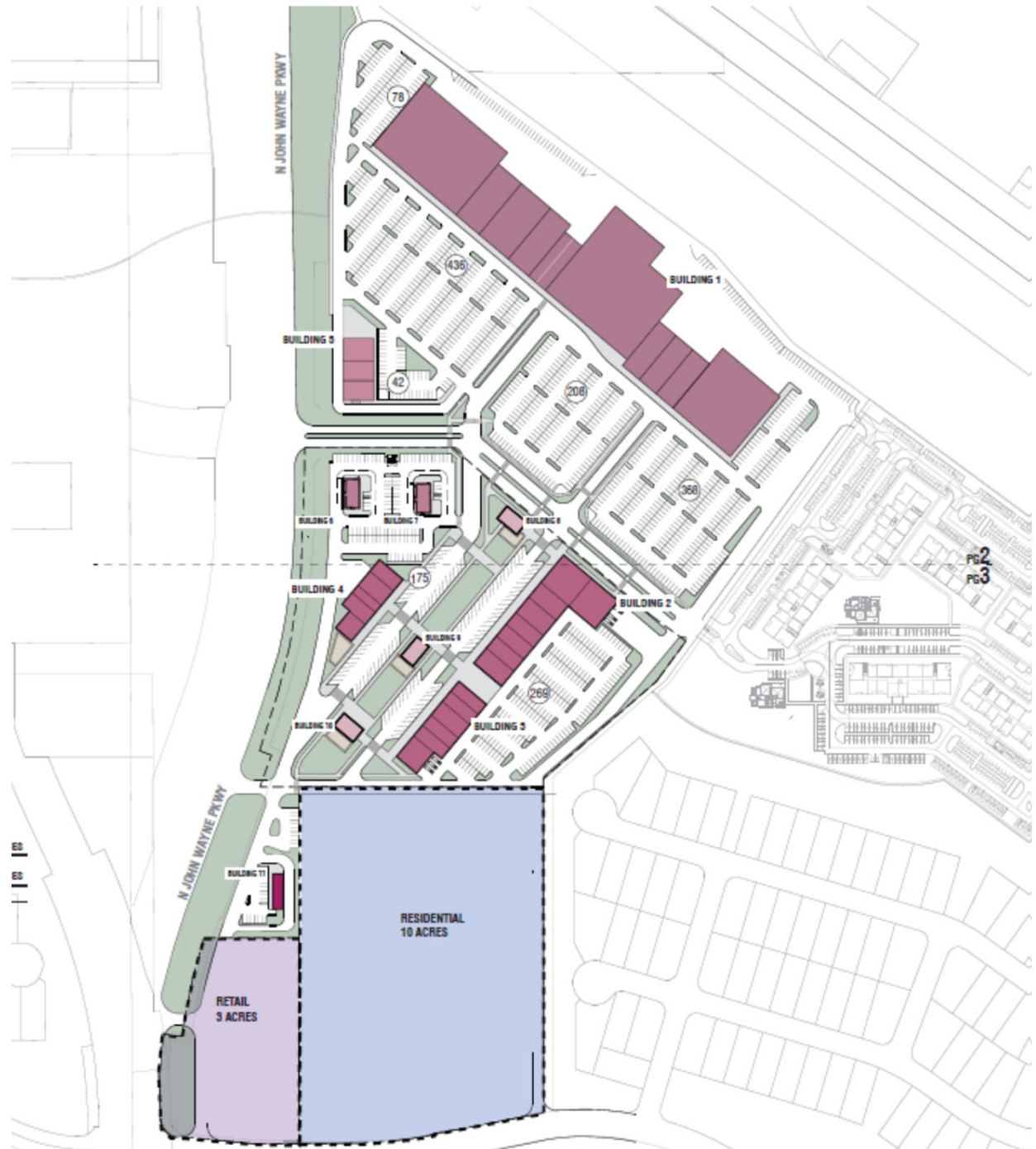
9.9%

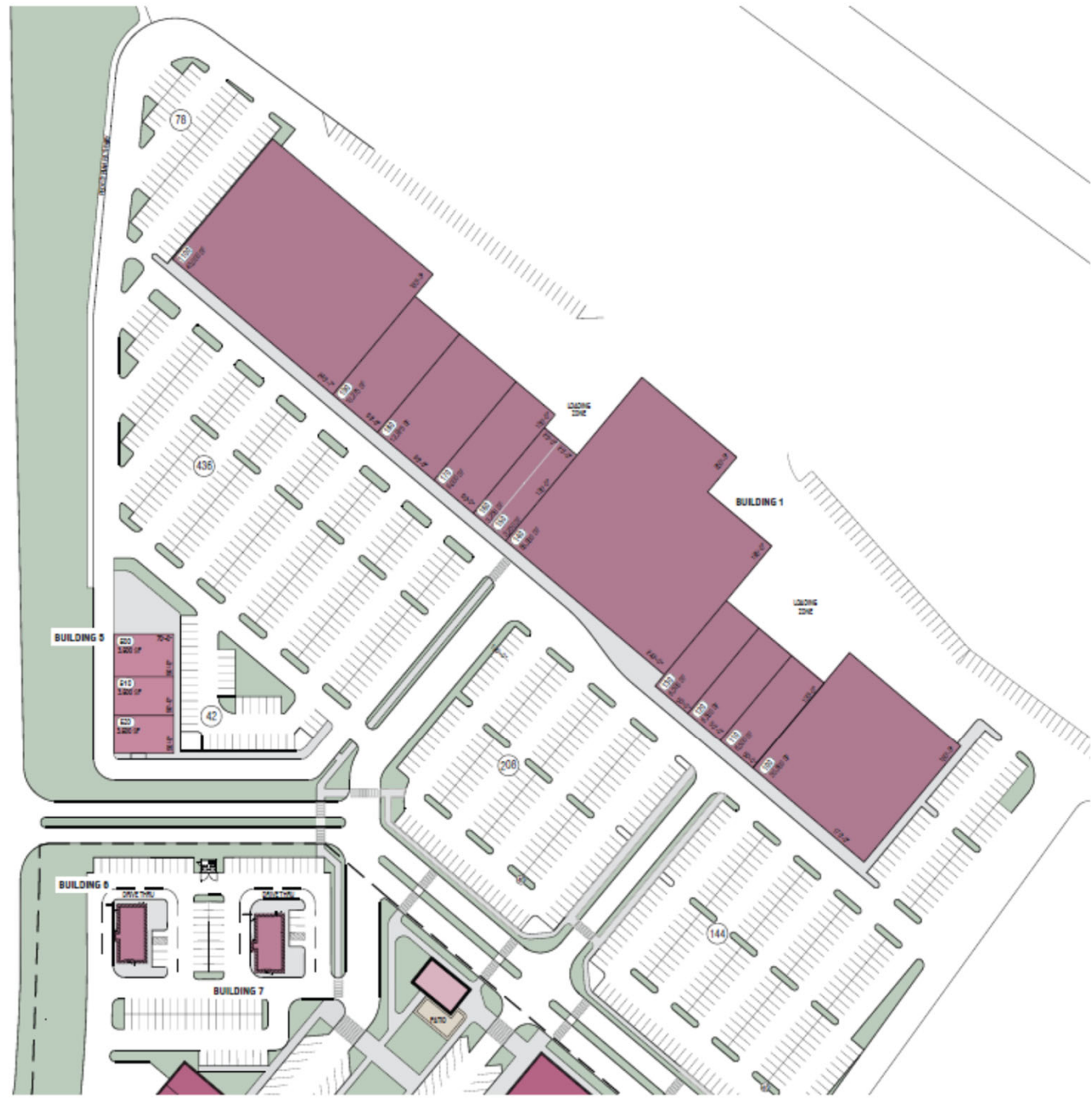
\$150,000+

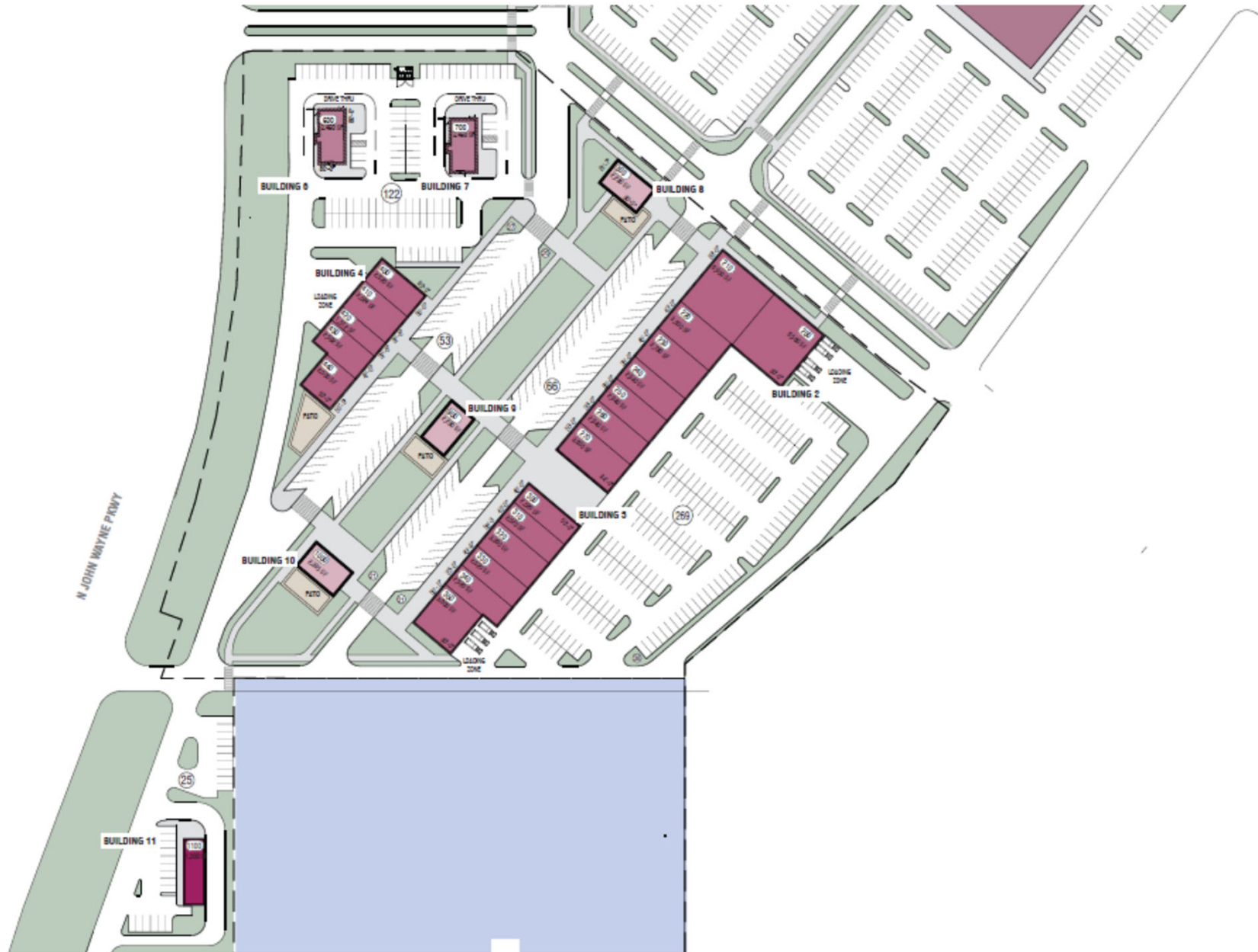
Number of households earning more than

Overall Site Plan

- Maricopa Station will be a 66-acre mixed use development
- Ideally located on John Wayne Boulevard & Maricopa Casa Grande Hwy in the heart of the Maricopa market
- Approximately 275,000 sf of retail/restaurants
- 760 units of residential











Experience Matters

With 75 years of combined experience, the partners of Empirita Development Company have created:



- \$6 billion in Real Estate Value
- 50 million ft² of Retail
- 8 million ft² of Office
- 5 million ft² of Industrial/Distribution
- 20,000 Residential Lots
- Over 10,000 acres developed into Prime Commercial & Residential Property

